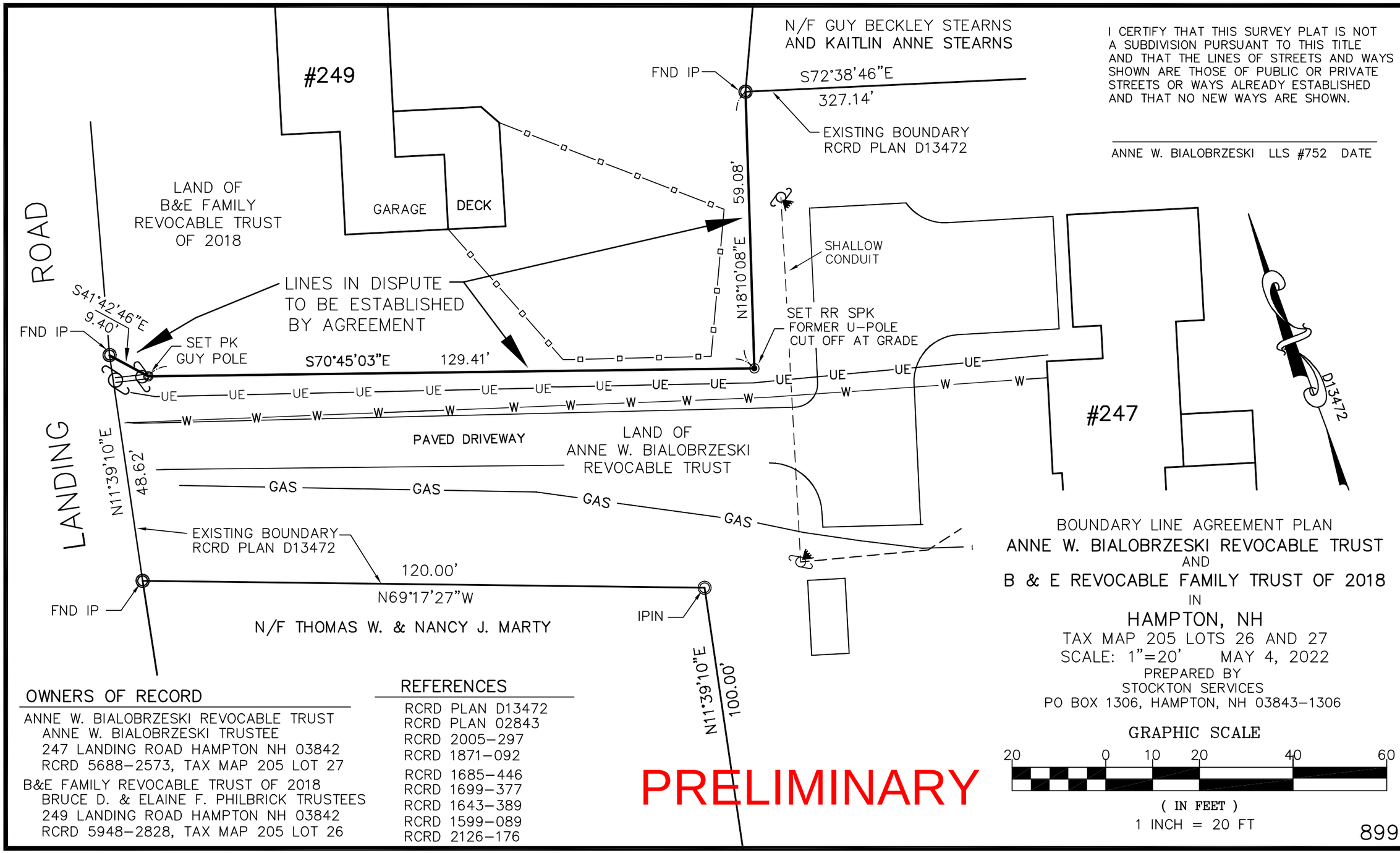
I tried to fix the mistake on my original survey
With a boundary line agreement….
And spent a lot of time preparing it….
Bruce would not go for it.
He wanted things to be
“the way they always have been”

Hence Job 926….



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ANNE W. BIALOBRZESKI LLS #752 DATE

OWNERS OF RECORD

ANNE W. BIALOBRZESKI REVOCABLE TRUST
ANNE W. BIALOBRZESKI TRUSTEE
247 LANDING ROAD HAMPTON NH 03842
RCRD 5688-2573, TAX MAP 205 LOT 27

B&E FAMILY REVOCABLE TRUST OF 2018
BRUCE D. & ELAINE F. PHILBRICK TRUSTEES
249 LANDING ROAD HAMPTON NH 03842
RCRD 5948-2828, TAX MAP 205 LOT 26

REFERENCES

RCRD PLAN D13472
RCRD PLAN 02843
RCRD 2005-297
RCRD 1871-092
RCRD 1685-446
RCRD 1699-377
RCRD 1643-389
RCRD 1599-089
RCRD 2126-176

PRELIMINARY

BOUNDARY LINE AGREEMENT PLAN
ANNE W. BIALOBRZESKI REVOCABLE TRUST
AND
B & E REVOCABLE FAMILY TRUST OF 2018
IN
HAMPTON, NH
TAX MAP 205 LOTS 26 AND 27
SCALE: 1"=20' MAY 4, 2022
PREPARED BY
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843-1306

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 INCH = 20 FT

899

DRAFT

BOUNDARY LINE AGREEMENT

AGREEMENT made this ___ day of May, 2022, by and among **Anne W. Bialobrzeski as Trustee of the Anne W. Bialobrzeski Revocable Trust** with the mailing address of 247 Landing Road in Hampton, New Hampshire 03842 ('Bialobrzeski') and **Bruce D. Philbrick and Elaine F. Philbrick as Trustees of the B&E Philbrick Family Revocable Trust of 2018** with the mailing address of 249 Landing Road in Hampton, New Hampshire 03842 ('Philbricks')

W I T N E S S E T H:

WHEREAS, Bialobrzeski and Philbricks are adjoining owners of certain real estate located at 247 Landing Road, Hampton, County of Rockingham and State of New Hampshire and 249 Landing Road, Hampton, County of Rockingham and State of New Hampshire; and

WHEREAS, the division line between their lands is in dispute; and

WHEREAS, the description of the line between Bialobrzeski and Philbricks is shown on that plan entitled, "Boundary Line Agreement Plan, Anne W. Bialobrzeski Revocable Trust and B&E Family Revocable Trust of 2018 in Hampton, NH" prepared by Stockton Services, dated May 4, 2022 and recorded in the Rockingham County Registry of Deeds as Plan _____and is more particularly described as follows:

Beginning at a found iron pipe at Landing Road at the southwesterly corner of land of Philbrick as shown on said plan; thence running S 41° 42' 46" E a distance of 9.40 feet to point marked by a set pk nail in a guy pole; thence running S 70° 45' 03" E a distance of 129.41 feet to point marked by a set railroad spike in a cut-off former utility pole; thence turning and running N 18° 10' 08" E a distance of 59.08 feet to a found iron pipe, the last three course being labeled "To be Established by Boundary Line Agreement".

NOW, THEREFORE, the parties to this Agreement agree that the location of the boundary line in dispute between them is to be fixed in the location of the line "To Be Established by Boundary Line Agreement" as shown on said Plan.

The title of Bialobrzeski was acquired by deed of Robert V. and Anne W. Bialobrzeski dated January 27, 2016 and recorded in the Rockingham County Registry of Deeds at Book 5688, Page 2573. The title of Philbricks was acquired by deed of Bruce D, and Elaine F. Philbrick dated September 4, 2018 and recorded in the Rockingham County Registry of Deeds at Book 5948, Page 2828.

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

DATED: May ___, 2022

_____
Bruce D. Philbrick, Trustee

_____
Elaine F. Philbrick, Trustee

Personally appeared the above named, **Bruce D. Philbrick and Elaine F. Philbrick**, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and that they executed the foregoing instrument for the purposes therein contained.

Before me,

_____
Notary Public
My Commission Expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

DATED: May___, 2022

By: _____
Anne W. Bialobrzeski, Trustee

Personally appeared the above named Anne w. Bialobrzeski, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and that he executed the foregoing instrument on behalf of the said corporation for the purposes therein contained.

Before me,

_____
Notary Public
My Commission Expires: _____

247 LANDING RD

Location	247 LANDING RD	**Mblu**	205/ 27/ / /
Acct#	4802	**Owner**	BIALOBRZESKI, ANN W REV TRUST
Municipality		**Assessment**	$392,300
Appraisal	$392,300	**PID**	4802
Building Count	1	**Assessing District**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,200	$185,100	$392,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,200	$185,100	$392,300

Owner of Record

Owner	BIALOBRZESKI, ANN W REV TRUST	**Sale Price**	$40
Co-Owner	BIALOBRZESKI, ANN W, TTEE	**Certificate**	
Address	247 LANDING RD HAMPTON, NH 03842	**Book & Page**	5688/2573
		Sale Date	01/27/2016
		Instrument	38

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BIALOBRZESKI, ANN W REV TRUST	$40		5688/2573	38	01/27/2016
BIALOBRZESKI, ROBERT V & ANNE W	$0		2353/0035		11/06/1979

Building Information

Building 1 : Section 1

Year Built:	1979
Living Area:	1,704

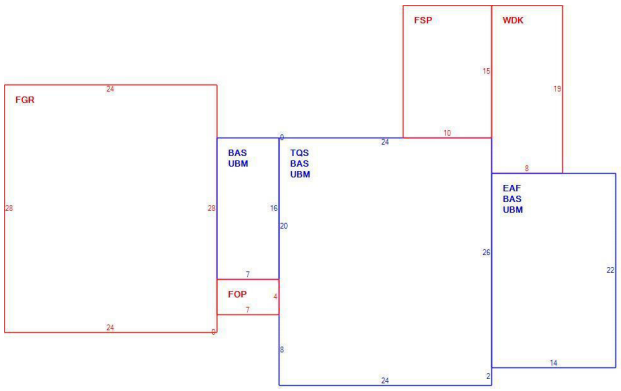
Replacement Cost: $257,644
Building Percent Good: 79
Replacement Cost Less Depreciation: $203,500

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//\00\01\48\61.jpg)

Building Layout



(ParcelSketch.ashx?pid=4802&bid=4836)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,092	1,092
TQS	Three Quarter Story	672	504
EAF	Attic, Expansion, Finished	308	108
FGR	Garage, Framed	672	0
FOP	Porch, Open, Framed	28	0
FSP	Porch, Screen, Framed	150	0
UBM	Basement, Unfinished	1,092	0
WDK	Deck, Wood	152	0
		4,166	1,704

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
HRT	HEARTH	1.00 UNITS	$1,600	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.17
Frontage	0
Depth	0
Assessed Value	$185,100
Appraised Value	$185,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			128.00 S.F.	$2,100	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,100	$185,100	$392,200
2020	$207,100	$185,100	$392,200
2019	$207,100	$185,100	$392,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$207,100	$185,100	$392,200
2020	$207,100	$185,100	$392,200
2019	$207,100	$185,100	$392,200

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249 LANDING RD

Location	249 LANDING RD	**Mblu**	205/ 26/ / /
Acct#	4801	**Owner**	PHILBRICK, B&E FAMILY REVOCABLE TRUST OF
Municipality		**Assessment**	$314,600
Appraisal	$314,600	**PID**	4801
Building Count	1	**Assessing District**	

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$161,000	$153,600	$314,600
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$161,000	$153,600	$314,600

Owner of Record

Owner	PHILBRICK, B&E FAMILY REVOCABLE TRUST OF	**Sale Price**	$0
Co-Owner	PHILBRICK, BRUCE D & ELAINE F, TRUSTEES	**Certificate**	
Address	PO BOX 1281 HAMPTON, NH 03843-1281	**Book & Page**	5948/2828
		Sale Date	09/04/2018
		Instrument	44

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PHILBRICK, B&E FAMILY REVOCABLE TRUST OF	$0		5948/2828	44	09/04/2018
PHILBRICK, BRUCE D & ELAINE F	$0		2288/0629		07/21/1977

Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	1,332

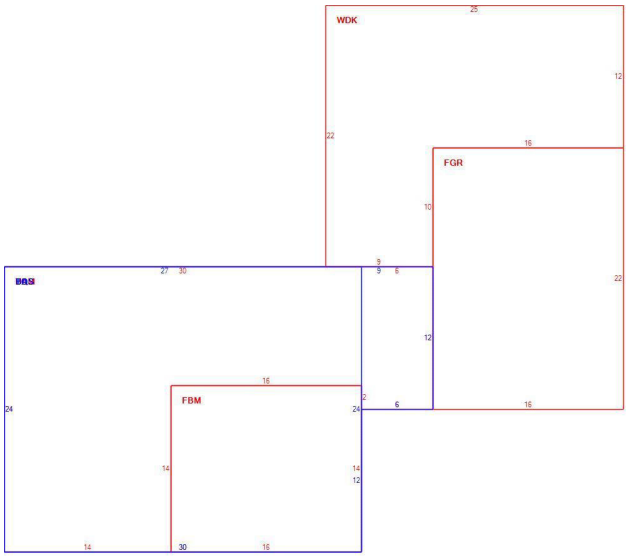
Replacement Cost: $206,840
Building Percent Good: 76
Replacement Cost Less Depreciation: $157,200

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//\00\01\08\25.jpg)

Building Layout



(ParcelSketch.ashx?pid=4801&bid=4835)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	792	792
TQS	Three Quarter Story	720	540
FBM	Basement, Finished	224	0
FGR	Garage, Framed	352	0
UBM	Basement, Unfinished	568	0
WDK	Deck, Wood	390	0
		3,046	1,332

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$3,800	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.32
Frontage	0
Depth	0
Assessed Value	$153,600
Appraised Value	$153,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$160,400	$153,600	$314,000
2020	$160,400	$153,600	$314,000
2019	$160,400	$153,600	$314,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$160,400	$153,600	$314,000
2020	$160,400	$153,600	$314,000
2019	$160,400	$153,600	$314,000

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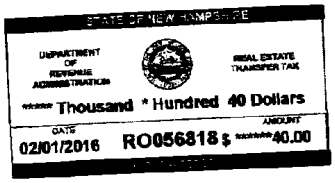

C/H
L-CHIP
ROA312435

2016 FEB -1 AM 8:01

004112

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Robert V. Bialobrzeski and Anne W. Bialobrzeski,** a married couple, with an address of 247 Landing Road, Hampton, County of Rockingham, State of New Hampshire 03842, for nominal consideration, grant to **Anne W. Bialobrzeski as Trustee of the Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)** with the mailing address 247 Landing Road, Hampton, County of Rockingham and State of New Hampshire 03842, with Warranty Covenants the following described estate:

A certain parcel of land located on the Easterly side of Landing Road, so-called, in Hampton, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point in the Southeasterly sideline of Landing Road, thence running in a Southeasterly direction a distance of one hundred and forty (140) feet, more or less to a point; thence turning and running in a Northeasterly direction a distance of sixty-one (61.00) feet, more or less to a point; thence turning and running S. 74° 42' E., a distance of one hundred and eighty-seven (187.00) feet, more or less to a point; thence turning and running S. 13° 15' W a distance of one hundred (100) feet, more or less to a point; thence turning and running in a Southeasterly direction a distance of twenty-eight (28) feet more or less to a point; thence turning and running in a Southwesterly direction a distance of sixty-six (66.00) feet, more or less to a point; thence turning and running in a Southeasterly direction a distance of forty-one (41.00) feet more or less, to a point; thence turning and running S 14° 0' W a distance of fifty-eight (58.00) feet, more or less, to a point at land now or formerly of the Town of Hampton, (which point is 400 feet, more or less, Southeasterly from the Southeasterly sideline of said Landing Road) thence turning and running N 75° 33' W along said land now or formerly of the Town of Hampton a distance of two hundred sixty (260) feet more or less to a point; thence turning and running in a Northeasterly direction a distance of one hundred (100.00) feet more or less to a point; thence turning and running in a Northwesterly direction a distance of one hundred forty (140) feet, more or less to a point in a Southeasterly sideline of said Landing Road; thence turning and running a distance of fifty (50) feet, more or less along the Southeasterly sideline of said Landing Road, to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Grantors by a deed dated September 24, 1979 and recorded in the Rockingham County Registry of Deeds at Book 2353, Page 35.

Dated this 27th day of January, 2016

Witness

Robert V. Bialobrzeski

Witness

Anne W. Bialobrzeski

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 27th day of January, 2016, personally appeared, before me, Robert V. Bialobrzeski and Anne W. Bialobrzeski, personally known to me or proven to be the persons whose names are subscribed to the forgoing instrument, and acknowledged that they executed the same as their free act and deed. Before me,

EILEEN A. NEVINS
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
- MY COMMISSION EXPIRES JULY 11, 2017 -

Notary Public

18038998 09/24/2018 11:17:31 AM
Book 5948 Page 2828 Page 1 of 2
Register of Deeds, Rockingham County

LCHIP	ROA424709	25.00
TRANSFER TAX	RO082953	40.00
RECORDING		14.00
SURCHARGE		2.00

Return to
Kathryn S. Williams
57 Main Street
PO Box 836
Epping, NH 03042

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Bruce D. Philbrick and Elaine F. Philbrick**, husband and wife, of 249 Landing Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842

for consideration paid, grant to **Bruce D. Philbrick and Elaine F. Philbrick, as Trustees of The B&E Philbrick Family Revocable Trust of 2018**, u/t/d July 24, 2018, with a mailing address of 249 Landing Road, Hampton, New Hampshire 03842

with WARRANTY covenants

A certain parcel of land with the buildings thereon, situate on the easterly side of Landing Road in said Hampton, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning in the easterly sideline of said Landing Road at land now or formerly of Alvin E. Beyea, said point being one hundred thirty (130) feet South of Winnacunnet Road, and thence running easterly by other land now or formerly of Beyea to land now or formerly of Gordis Armstrong et al; thence turning and running southerly one hundred (100) feet, more or less, by land now or formerly of said Armstrong in part and in part by other land now or formerly of Bernard Barteau et ux; thence turning and running westerly on a line parallel to and one hundred (100) feet southerly from the Beyea boundary line, one hundred forty (140) feet, more or less, to the easterly sideline of said Landing Road; and thence turning and running northerly by said Landing Road one hundred (100) feet to land of Beyea which is the point of beginning.

No title search was performed.

Grantors do not waive any homestead rights.

MEANING AND INTENDING to describe and convey the same premises conveyed by Richard A. Eklund and Lydia J. Eklund to Bruce D. Philbrick and Elaine F. Philbrick, by deed dated July 21, 1977, and recorded in the Rockingham County Registry of Deeds at Book 2288, Page 629.

This is a conveyance to a revocable trust created for estate planning purposes. The consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of $40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, Part Rev. 802.02.

Dated: 4 SEPTEMBER, 2018

Bruce D. Philbrick

Bruce D. Philbrick

Elaine F. Philbrick

Elaine F. Philbrick

STATE OF New Hampshire
COUNTY OF Rockingham

Personally appeared before me the above-named, **Bruce D. Philbrick and Elaine F. Philbrick,** known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same on the 4th of September, 2018.

Name: STEPHANIE C. SVENONIUS
NOTARY/PUBLIC
My commission expires: 08/23/2022

STEPHANIE C. SVENONIUS NOTARY PUBLIC STATE OF NEW HAMPSHIRE

STEPHANIE C. SVENONIUS, Notary Public
State of New Hampshire
My Commission Expires August 23, 2022